

M E M O R A N D U M

DATE: November 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0393-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 15, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(9635 Liberty)		
2 nd Election District	*	OFFICE OF
4 th Council District		
Deer Park MZL, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Adetunji Amao	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2019-0393-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Exception filed on behalf of Towson TC, LLC, legal owner and Round 1 Entertainment, Inc., lessee (“Petitioners”). The special exception petition was filed pursuant to Section 248.2 of the Baltimore County Zoning Regulations (“BCZR”) for a commercial recreational facility.

Adetunji Amao appeared in support of the petition. Bruce Doak, a licensed property line surveyor, also appeared in support of the position and was accepted as an expert in the relevant fields. Francis Borgerding, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) suggesting that “the special exception area be expanded to include the required parking spaces.” Mr. Doak testified that the Petition for Special Exception did in fact encompass the entire 29.902 acre property and that the adequacy of parking was, therefore, a non-issue. The property is zoned MLR.

Mr. Amao testified that he is the contract-lessee and the lessor is Deer Park, MZL, LLC. Deer Park was represented at the hearing by Ms. Patricia Palumbo and Mr. Matthew Allen of Deer Park’s affiliate, Klein Enterprises. Mr. Amao explained that he intends to operate an indoor

_____ Rv
 _____ Date
 10/16/19
 ORDER RECEIVED FOR FILING

children's recreational facility. He explained that they will host birthday parties and other family occasions. An artist's rendering and a floor plan of the facility were introduced through Mr. Amao and accepted into evidence as Exhibits 2 and 3, respectively. Mr. Amao stated that he anticipates that most of their business will be on evenings and weekends, until the summer, when he believes they will also be busier during the weekdays. He testified that the other tenants in that section of the development are light manufacturing/warehouse businesses that don't use much of the parking capacity. He testified that he has been to the site at all times of the day and there is never any shortage of parking, especially on weekends.

Mr. Doak then explained the site plan (Exhibit 1) and explained that there are 117 parking spaces immediately in front of the row of businesses that will house this proposed facility. He also testified that he confirmed with Ngone Seye Diop of the Department of Planning that the Petitioner also has the right to have his customers use any of the total of 650 parking spaces in the entire development. Mr. Doak offered into evidence a letter of recommendation from Klein Enterprises to Mr. Michael Malinoff, the Director of Permits and Inspections (Exhibit 4). Mr. Doak also offered an aerial photo of the site from the County's "My Neighborhood" website (Exhibit 5), as well as an additional site drawing with accompanying photos (Exhibit 6). Counsel for Petitioner questioned Mr. Doak about all of the factors in BCZR Sec. 502 and Doak explained to the satisfaction of the undersigned that this proposed use is fully compliant. In fact, Doak stated that this proposed use is perfectly suited to the property and the surrounding area. This testimony was echoed by Ms. Patricia Palumbo, who also noted that Owings Mills Boulevard had recently been extended out to this area and would provide ready accessibility to the proposed recreational facility for the adjoining residential neighborhoods.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. As explained above, the unrebutted testimony of Mr. Amao, Mr. Doak, and Ms. Palumbo, is that the proposed children's indoor recreational facility is an ideal use for this unoccupied business space, and that there would be only positive impacts on the surrounding area.

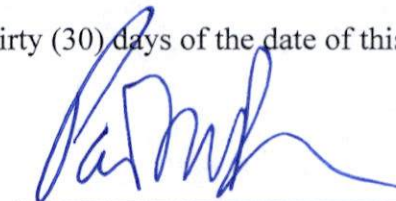
THEREFORE, IT IS ORDERED this 16th day of **October, 2019**, by this Administrative Law Judge, that the Petition for Special Exception pursuant to Section 248.2 of the BCZR, for a commercial recreational facility, be and hereby is GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

PMM/sln



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/16/19

By sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9635 LIBERTY ROAD, UNIT M, N.P., BALTIMORE, MD which is presently zoned MLR
Deed References: 29435/00298 10 Digit Tax Account # 21 00011562
Property Owner(s) Printed Name(s) DEER PARK MZC, LLC / KLEIN ENTERPRISES

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. **X** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
A SPECIAL EXCEPTION FOR A COMMERCIAL RECREATIONAL FACILITY PURSUANT TO BCZR SECTION 248.2
3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

ADETUNJI AMAO

Name- Type or Print

Signature

9312 SILVER CHARM DR. MD

Mailing Address

City

State

21233 / 4435707186

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

FRANCIS BERGERING

Name- Type or Print

Signature

409 WASHINGTON AVE, #600 MD

Mailing Address

City

State

21204 / 4102966820

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0393-X

Filing Date 7/11/19

Legal Owners (Petitioners):

DEER PARK MZC, LLC / KLEIN ENTERPRISES

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

1777 REISTERSTOWN RD, #165 BALTIMORE, MD

Mailing Address

City

State

21208

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE DOAK

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD

Mailing Address

City

State

21053 / 410-919-9906

Zip Code

Telephone #

Email Address

Do Not Schedule Dates: _____

Reviewer _____



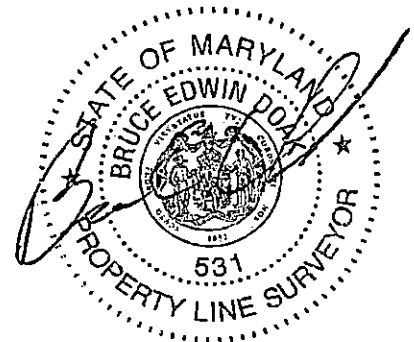
Zoning Description

9635 Liberty Road
Second Election District Fourth Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southwest side of Liberty Road, approximately 350 feet northeasterly of the centerline of Live Oak Road, being

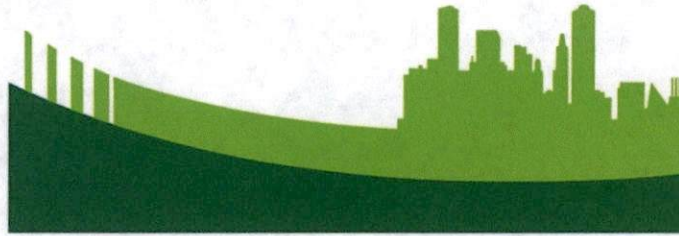
Lot 1A as shown on the plat entitled "2nd Amended Plat of Kings Park Business Center" dated January 5, 1989 and recorded in the land records of Baltimore County in Plat Book SM 61, page 6.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2019-0393 *



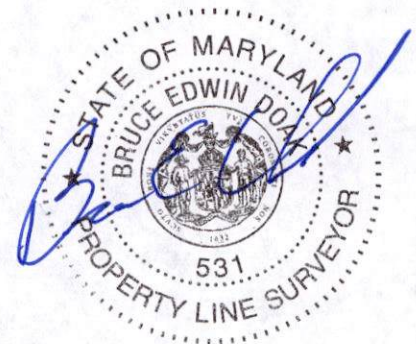
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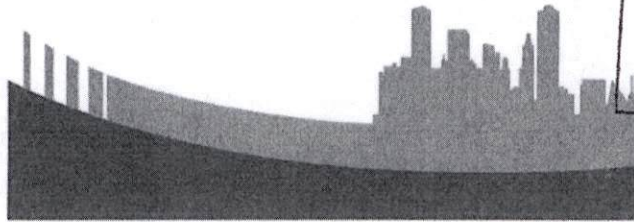
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Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2019-0393-*



CERTIFICATE OF POSTING

September 12, 2019 (amended October 08, 2019)

Re:
Zoning Case No. 2019-0393-X
Legal Owner: Deer Park MZL LLC, Klein Enterprises
Lessee: Adetunji Amao
Hearing date: October 11, 2019



Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **9635 Liberty Road**.

The signs were posted on **September 12, 2019**.

The signs were inspected again on **October 08 2019**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

LIBERTY ROAD
ACTIVE DAY
TOWSON LANDSCAPING
3D SIGNS
DAVITA DIALYSIS
MATTEI, INC

ZONING NOTICE

CASE NO. 2019-0393-X

9635 Liberty Road

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Friday October 11, 2019 1:30 PM

**SPECIAL EXCEPTION FOR A COMMERCIAL RECREATIONAL
FACILITY PURSUANT TO BCZR SECTION 248.2**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-771-0394.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0393-X

9635 Liberty Road

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**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 02, 2019

Francis Borgerding
409 Washington #600
Towson MD 21204

RE: Case Number: 2019-0393-X, 9635 Liberty Road Unit M,N,P

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 11, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Bruce Doak 3801 Baker Schoolhouse Road Freeland MD 21053

10-11-19

RECEIVED
AUG 20 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 8/2/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-393

INFORMATION:

Property Address: 9635 Liberty Road
Petitioner: Deer Park MZL, LLC/Klein Enterprises
Zoning: MLR
Requested Action: Special Exception

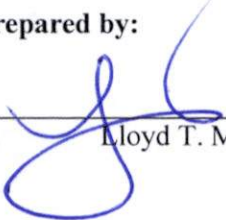
The Department of Planning has reviewed the petition for a special exception use the property for a commercial recreational facility.

The Department of Planning has no objection to granting the petitioned zoning relief conditioned upon the following:

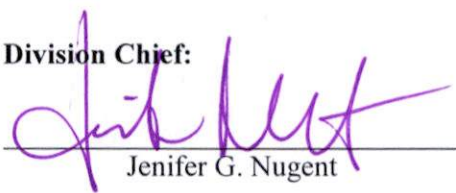
- The Department recommends the special exception area be expanded to include the required parking spaces.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

CPG/JGN/LTM/

c: Ngone Seye Diop
Bruce E. Doak
Francis Borgerding
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 8/2/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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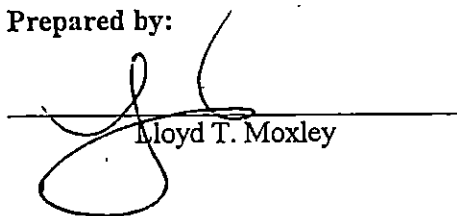
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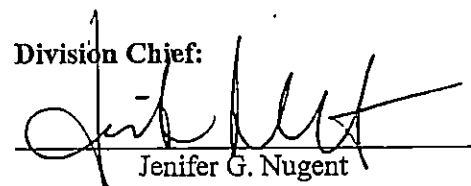
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c: Ngone Seye Diop
Bruce E. Doak
Francis Borgerding
Office of the Administrative Hearings
People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/17/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 7/17/19. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception, Case Number 2019-0393-A.

*Dear Perks MZL, LLC
935 Liberty Road.*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/20/2019

Order #: 11789609
Case #: 2019-0393-X
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0393-X



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0393-X

9635 Liberty Road

SW side of Liberty Road, northeast of Live Oak Road

2nd Election District - 4th Councilmanic District

Legal Owners: Deer Park MZL, LLC, Klein Enterprises

Contract Purchaser/Lessee: Adetunji Amao

Special Exception for a commercial recreational facility pursuant to BCZR Section 248.2

Hearing: Friday, October 11, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

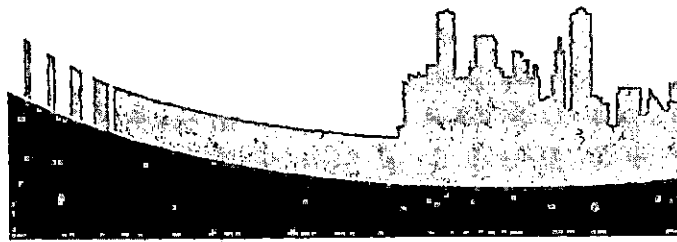
Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

s20



CERTIFICATE OF POSTING

September 12, 2019 (amended _____)

Re:
Zoning Case No. 2019-0393-X
Legal Owner: Deer Park MZL LLC, Klein Enterprises
Lessee: Adetunji Amao
Hearing date: October 11, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

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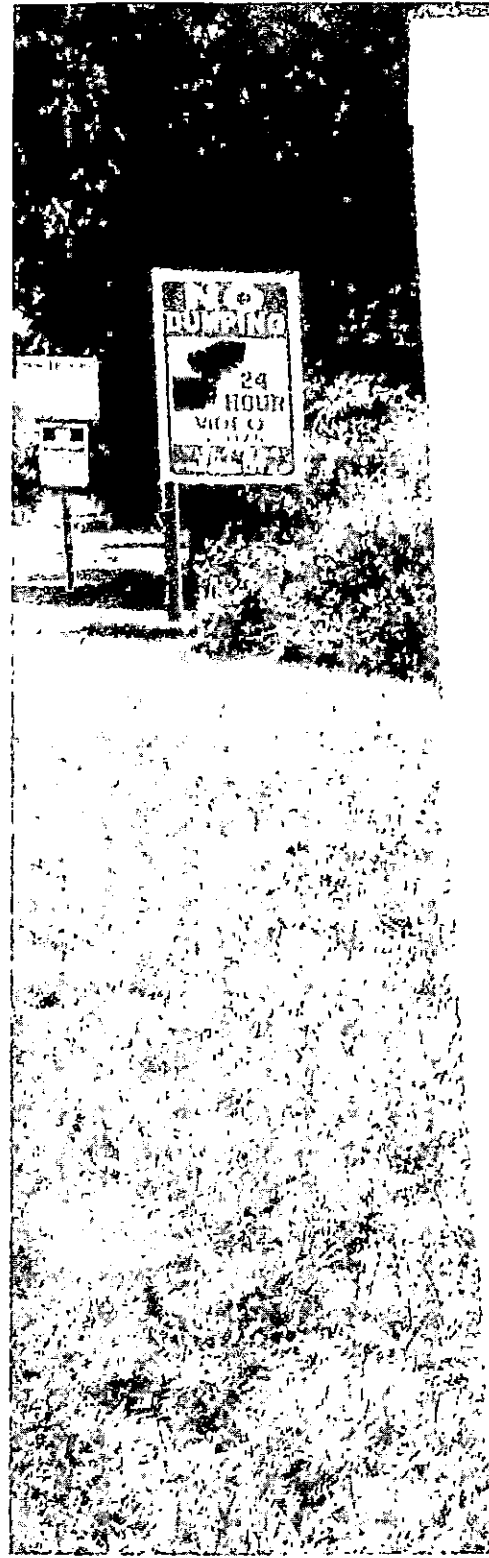
The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



ZONING NOTICE

CASE NO. 2019-0393-X

9635 Liberty Road

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IN TOWSON MARYLAND**

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21204**

DATE & TIME: Friday October 11, 2019 1:30 PM

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PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**



ON LANDSC
ANTE 3D SIG
ENS DAVITA DIA
ABS MATTEI,

ZONING NOTICE

CASE NO. 2019-0393-X

9635 Liberty Road

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THE HEARING IS HANDICAPPED ACCESSIBLE**

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
9635 Liberty Road Units M,N, & R; SW/S
Of Liberty Road, 350' NE of Live Oak Road* OF ADMINISTRATIVE
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Deer Park MZL, LLC * HEARINGS FOR
Contract Purchaser(s): Adetunji Amao *
Petitioner(s) * BALTIMORE COUNTY
* 2019-393-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
JUL 18 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2019, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053 and Francis Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 5, 2019

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SW/side of Liberty Road, northeast of Live Oak Road
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Special Exception for a commercial recreational facility pursuant to BCZR Section 248.2

Hearing: Friday, October 11, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Francis Borgerding, 409 Washington Avenue, Ste. 600, Towson 21204
Aaron Levinoff, 1777 Reisterstown Road, Ste. 165, Baltimore 21208
Adetunji Amao, 9312 Silver Charm Road, Randallstown 21133
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 21, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, September 20, 2019 - Issue

Please forward billing to:

Adetunji Amap
9312 Silver Charm Road
Randallstown, MD 21133

443-570-7186

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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SW/side of Liberty Road, northeast of Live Oak Road

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Contract Purchaser/Lessee: Adetunji Amap

Special Exception for a commercial recreational facility pursuant to BCZR Section 248.2

Hearing: Friday, October 11, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

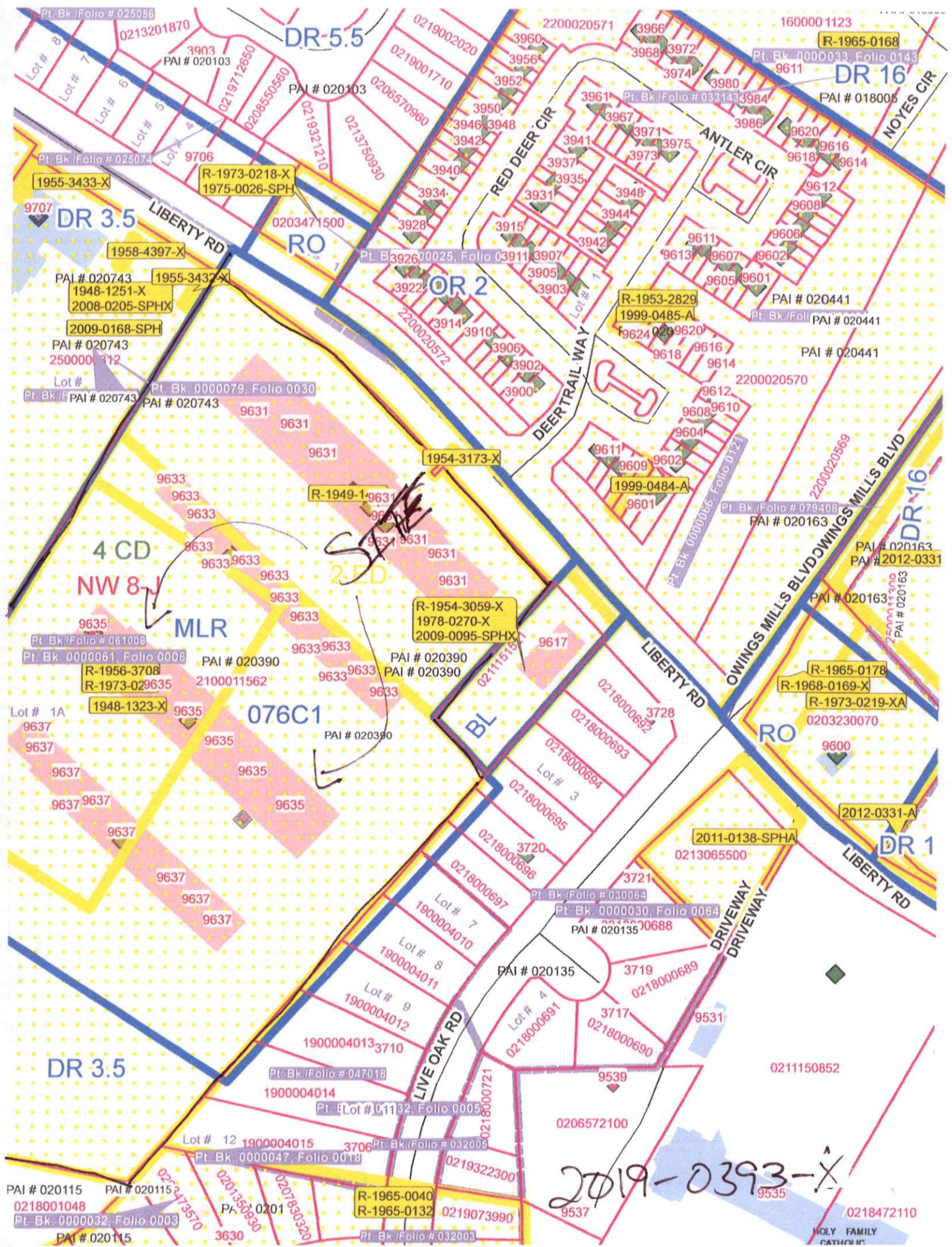
Case Number: 2019-0393-X
Property Address: 9635 LIBERTY RD
Property Description: _____

Legal Owners (Petitioners): ADETUNJI Amao
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ADETUNJI Amao
Company/Firm (if applicable): _____
Address: 9312 Silver Charm DR
RANDALLSTOWN MD 21133

Telephone Number: 443-570-7186



Case No.: 2019-0393-X

Exhibit Sheet

Petitioner/Developer

10-11-18-19

Protestants

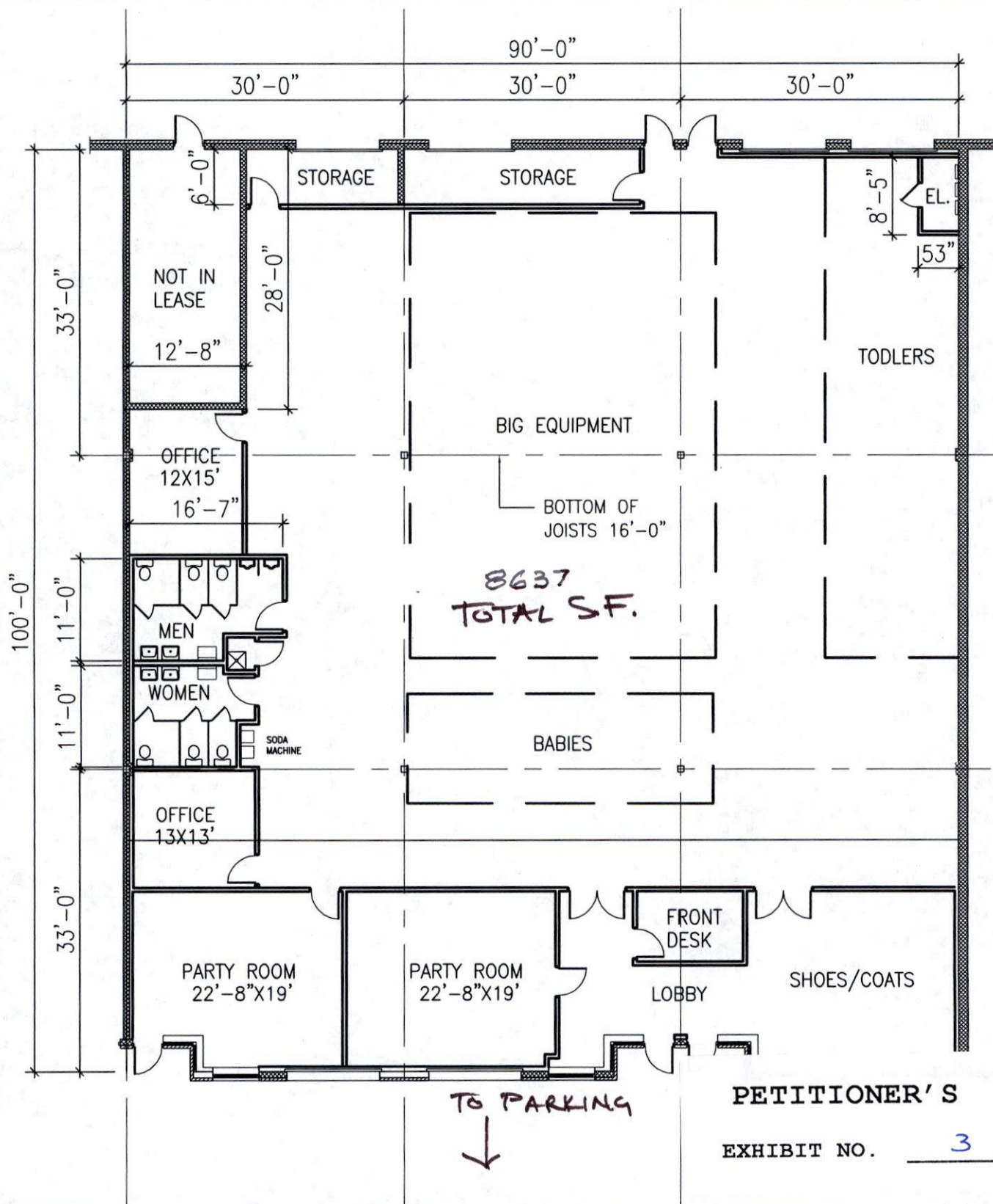
Sen
10-16-19

No. 1	Plan	
No. 2	Artists sketch	
No. 3	Floor Plan	
No. 4	Letter of Recommendation	
No. 5	My Neighborhood Aerial Photo	
No. 6	Site drawing w Photos	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2



Mufti & Associates, Inc.

6413 Windsor Mill Road
Baltimore, MD 21207
Phone: 443-604-3127

Indoor Children Play
9635 Liberty Road - Units M,N & P

TITLE:

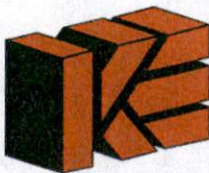
Proposed Layout

SCALE: 1/6" = 1'-0"

DATE: 06/25/19

SHEET NO: A-1

EXHIBIT 3



KLEIN ENTERPRISES

DEVELOPMENT • ACQUISITIONS • BROKERAGE • MANAGEMENT

Generations of experience, decades of success.

October 8, 2019

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Attn: Michael Mallinoff
Director

RE: Case Number: 2019-0393-X
9635 Liberty Road, Suites M, N and Q

Dear Mr. Mallinoff:

Please accept this letter of support on behalf of Deer Park MZL LLC, an affiliate of Klein Enterprises, for the zoning request filed by Kidz Jungle World LLC to permit a children's indoor recreation facility at the above address. We believe that this use will provide much needed recreational options for the youth in the surrounding community.

If you should have any questions please do not hesitate to contact me at 443-471-1644 or by email at mallen@kleinenterprises.com.

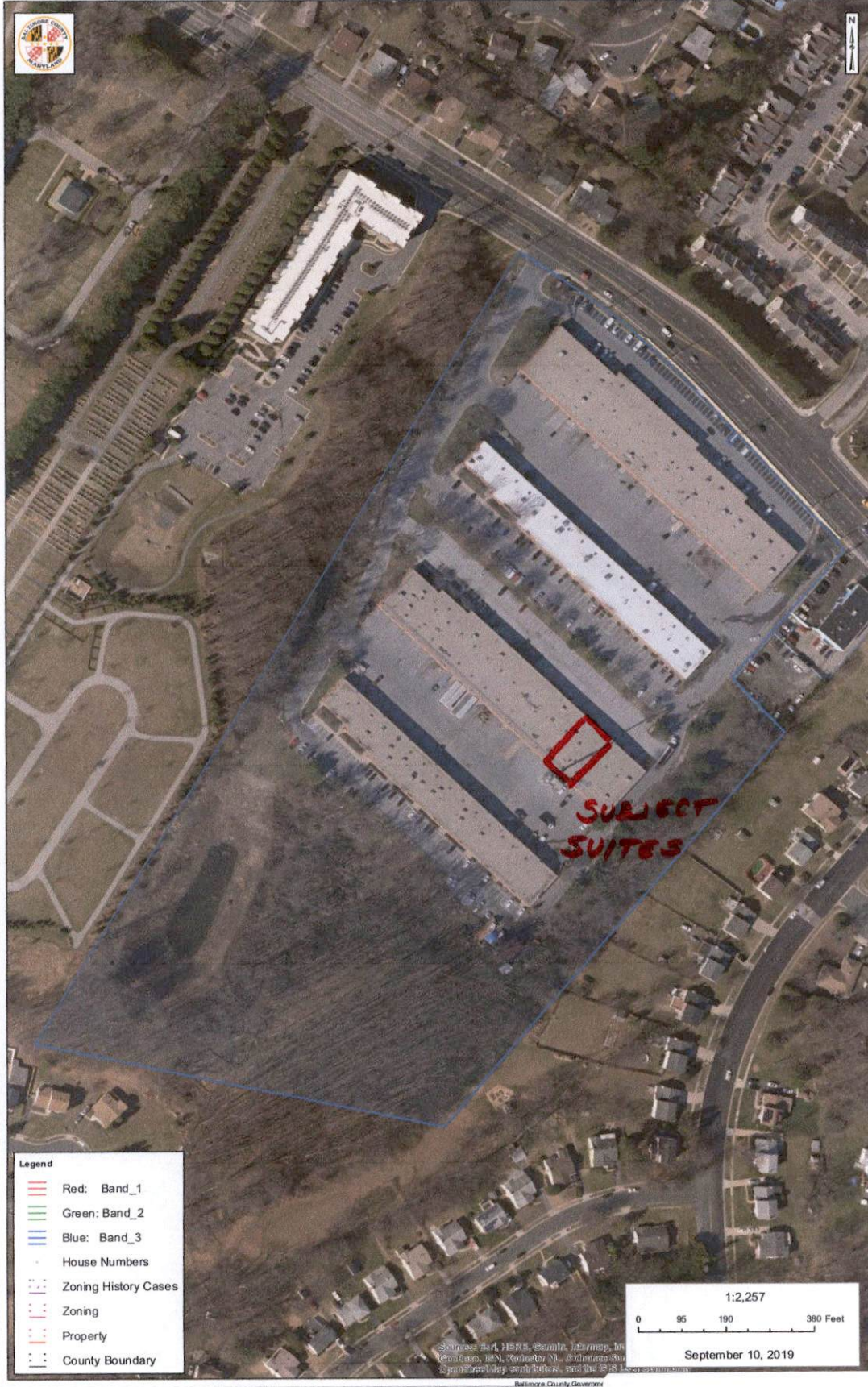
Sincerely,

Matthew T. Allen, P.E.
Director of Development

PETITIONER'S

EXHIBIT NO. 4

Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO.

5

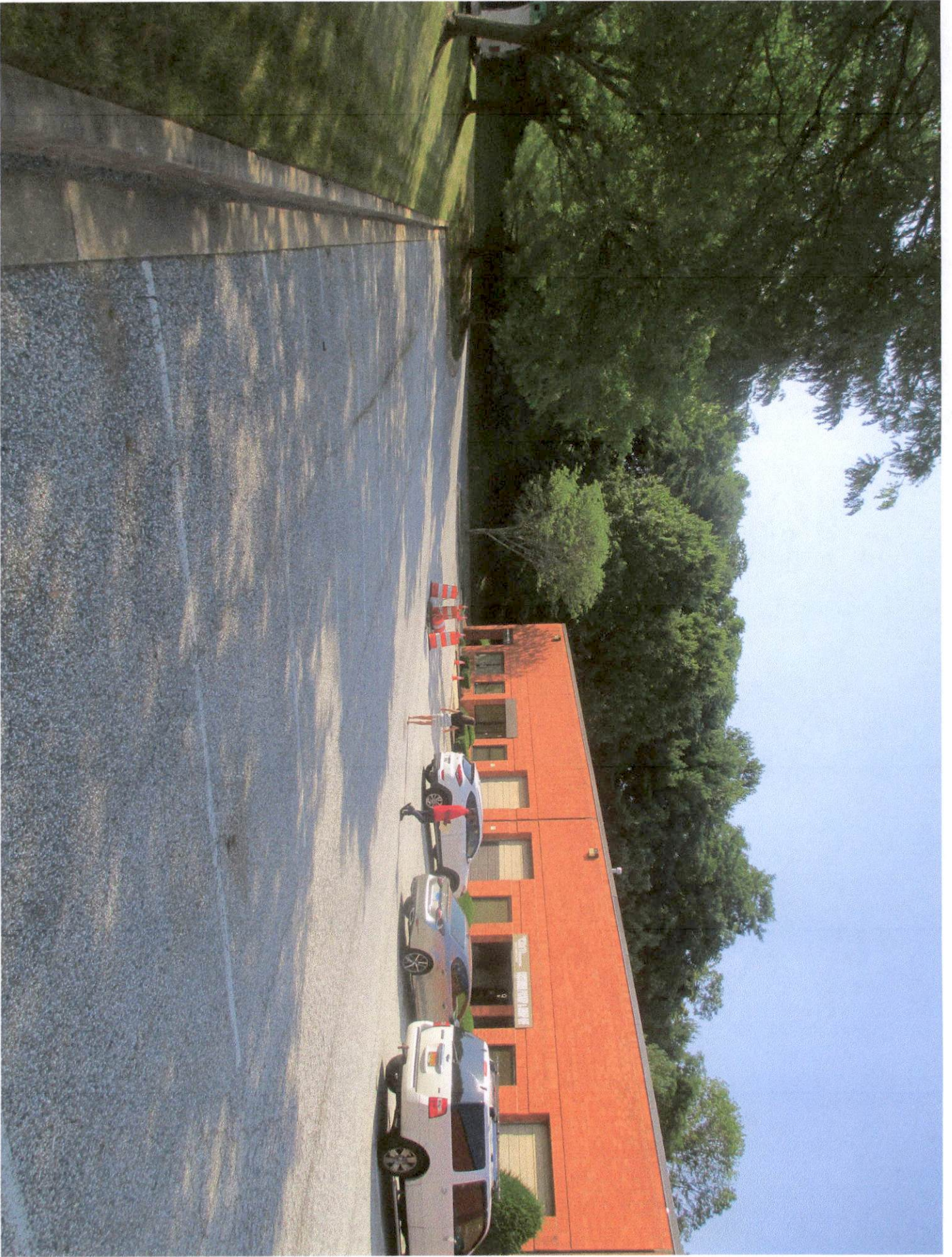


2001002
2001002

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CASE NAME _____
CASE NUMBER _____
DATE _____

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

CHECKLIST

Attorney

Comment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No CommentDEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/20/19

THE Daily Record

SIGN POSTING (1st)

Date:

9/12/19

by Docak

SIGN POSTING (2nd)

Date:

10/8/19

by Docak

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 02 Account Number - 2100011562			
Owner Information					
Owner Name:		DEER PARK MZL LLC		Use:	INDUSTRIAL
Mailing Address:		STE 165 1777 REISTERSTOWN BALTIMORE MD 21208-		Principal Residence:	NO
				Deed Reference:	/29430/ 00298
Location & Structure Information					
Premises Address:		9631 LIBERTY RD RANDALLSTOWN MD 21133-0000		Legal Description:	22.902 AC 9631 LIBERTY RD KINGS PARK BUS CENTER
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0076	0006	0108	10000.04	0000	
					Block:
					1A
					Lot:
					2019
					Assessment Year:
					Plat No:
					Plat Ref:
					0061/0006
Special Tax Areas: None			Town: None		
			Ad Valorem: None		
			Tax Class: None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1992		172,550 SF		22.9020 AC	
Property Land Area		County Use			
22.9020 AC		07			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		DISTRIBUTION WAREHOUSE	/	C3	
Garage					
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2019	
				As of	
				07/01/2020	
Land:	4,806,900	4,806,900			
Improvements	5,193,100	6,643,500			
Total:	10,000,000	11,450,400		10,483,467	10,966,933
Preferential Land:	0				0
Transfer Information					
Seller: FP PROPERTIES LLC		Date: 05/03/2010		Price: \$8,200,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29430/ 00298		Deed2:	
Seller: BUTERA PROPERTIES LLC		Date: 07/19/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /00000/ 00000		Deed2:	
Seller: LIBERTY INVESTORS		Date: 03/31/1998		Price: \$9,434,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12757/ 00180		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					

Homeowners' Tax Credit Application Inform

Homeowners' Tax Credit Application Status: No Application

Date:

